

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE EIGHTH DAY OF MAY, 2012

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Donovan Manor Community Room Newport, Rhode Island at 5:00 p.m. on May 8, 2012.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Vice Chair	Frank Coleman
	“	Cheryl Abney
	“	Frank McCauley
	“	Charles Laranjo
ABSENT:	“	Amanda Frye-Leinhos

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Commissioner Abney requested the minutes of the regular monthly meeting held on April 10, 2012 be amended as she was listed as Present at the meeting and she was Absent.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman and unanimously carried the minutes of the regular monthly meeting held on April 10, 2012 were approved as amended.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Abney, seconded by Commissioner Laranjo, and unanimously carried, payment of the bills was approved.

The Secretary requested authorization and approval for change order CP021 for Nadeau Corporation for an extension of time to the end of May for the Weidemann Court project.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried, the change order was approved.

The Secretary requested authorization and approval of the following payments:

Authorization and approval for payment #9 to Nadeau Corp. in the amount of \$149,173 for the Weidemann Court project.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the above payment was approved.

Authorization and approval for payment #1 to Allstate Builders, Inc. in the amount of \$58,950 for the Donovan Manor Common Area.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the above payment was approved.

The Secretary presented to the Commissioners the collection loss report requesting a write off in the amount of \$926.00 as uncollectible and classified as bad debt.

Upon a motion by Commissioner Coleman, and seconded by Commissioner McCauley, and unanimously carried, the write off in the amount of \$926.00 was approved.

The Secretary submitted to the Board the Consent Calendar items which included the C.O.P. Report, Occupancy, Applications, & Section 8 Report, Resident Services Report.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the above Consent Calendar items were received as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Weatherization Grants, Weidemann Court, Earl Ave., Donovan Manor Common Area Renovations, Earl Avenue Renovations, Chapel Terrace Painting, Energy Performance Contract, Florence Gray Center, Donovan Manor, Accounts Payables.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the report regarding the Capital/ARRA Project (s) updates were received as read.

The Secretary presented to the Board an update on the Park Holm Development Activity, the Donovan Manor Wellness Center and the Newport Heights Management Company.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the above reports were received as read.

The Secretary presented to the Board the Newport Resident Council monthly report to be received.

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman, and unanimously carried, the monthly report regarding the Newport Resident Council was received as read.

Commissioners' Request (s): None.

- Commissioner Abney requested a confirmation of a start date for the Smiles Program discussed at the March 2012 Board Meeting. She will follow-up with the Secretary and report the confirmed details back to the Board.

Upon a motion by Commissioner Landry, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 5:17 p.m.